

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
MARCH 13, 2012
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Paul Lambert, Eric Lukingbeal, James Sansone and Linda Spevacek. Francis Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:01 p.m.

Public session: There was no public comment.

ON A MOTION by Paul Lambert, seconded Linda Spevacek, the Commission voted to approve the minutes of February 28, 2012 with the following correction: Page 1, paragraph 8, line 6 should be **informal discussion** not preliminary hearing. All approved. Charles Kraiza abstained.

Public hearing:

The public hearing for an application seeking a Special Permit under Section 8.15.17 of the Zoning Regulations to expand a Farm Store for property located at 130 Lost Acres Road, File Z-2-12, opened at 7:03 p.m. Paul Lambert recused himself and left the Commission table. Virginia Wutka, applicant and property owner, stated that 14 years ago they started this business. The business has grown and now additional square footage is needed for the business. The expansion will include an additional 632 square feet of open porch space and 276 square feet of enclosed space for a walk-in cooler and storage. Mrs. Wutka noted that the porch area would be used for display of seasonal products and to provide for additional seating. The cooler can hold a large volume of peaches and will be more energy efficient. The appearance of the building would not change from the road. She noted they have received Farmington Valley Health District approval. Bill Volovski, Building Inspector, noted the building needed some minor adjustments and the bathroom needed to be handicap compliant. Mrs. Wutka also noted that the limited parking was not an issue except for maybe three to four weekends in the fall during apple picking season. During that season there are only a few cars that parked on the road. The farm store hours of operation are Monday – Saturday 10:00 a.m. – 5:00 p.m. and Sunday 12:30 p.m. – 5:00 p.m. No outside lighting is proposed. John Jenkins, 62 Lost Acres Road, stated that he had no objections to the application but was concerned for any parking on the road due to the poor site line along the road. Paul Lambert, 5 Apple Tree Lane, stated he was in favor of the application. Fran noted that he had received a letter from John Day, 96 Lost Acres Road, requesting the public hearing to remain open until March 27, 2012. The consensus of the Commission was that no additional information was needed and closed the public hearing at 7:37 p.m. Paul Lambert returned to the Commission table.

Old Business:

Note that James Sansone and Charles Kraiza abstained from the following discussion.

The Commission held a lengthy discussion concerning an application seeking a Special Permit under Section 3.1.2.4 of the Zoning Regulations to establish a recreation area for the riding of a dirt bike in a residential R50 Zone for property located at 18 Candlewood Lane, File Z-16-11. Eric Lukingbeal agreed to prepare a motion that the members could discuss at their next meeting. The Commission will continue the discussion at the next meeting to be held March 27, 2012.

New Business:

Fran noted that in August of 2011 the Town had purchased 83 Salmon Brook Street formerly the Burns property. The Town purchased the property primarily for access purposes and to manage the future intersection and entrance to the surrounding properties. The Town is now considering renting the property, as they have received a proposal for a country store and deli. The Development Commission is very supportive of the rental.

ON A MOTION by Margaret Chapple, seconded by Linda Spevacek, the Commission voted to recommend to the Board of Selectmen per Section 8-24 of the Connecticut General Statutes that the property be rented, provided that the rent agreement does not interfere with the future intersection and access road and that the property be improved per recommendations of the Director of Community Development. All approved.

New Business: There was no new business.

Staff Reports and Correspondence: There was no nothing to report.

Commission discussion of items of interest or concern: There was no discussion.

ON A MOTION by Linda Spevacek, seconded by Margaret Chapple, the Commission voted to approve an application seeking a Special Permit under Section 8.15.17 of the Zoning Regulations to expand a Farm Store for property located at 130 Lost Acres Road with the requirement that there shall be no parking on Lost Acres Road. All approved. Paul Lambert abstained.

Chairwoman Johnson asked that the Police Chief look into the need for no parking signs along Lost Acres Road.

The meeting adjourned at 8:17 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary